

**27<sup>th</sup> & Yankee Hill Road  
Community Commercial Center**

<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>
Kent Seacrest for Ridge Development Company and Southview Inc.	North side of Yankee Hill Road from the west side of 27 <sup>th</sup> Street to 40 <sup>th</sup> Street.	see below
<b>Recommendation:</b> Approval The Community Center designation and increase in commercial area is appropriate since it should not increase the overall traffic impact. There are several items in the draft site plan that will need be revised in order for the site plan to conform to the goals of the plan, but these items can be addressed through the use permit.		

*Status/Description*

The applicant is proposing to

- 1) Move the Community Center commercial designation from 40<sup>th</sup> and Yankee Hill Road to 27<sup>th</sup> and Yankee Hill Road,
- 2) Move the Neighborhood Center designation from 27<sup>th</sup> and Yankee Hill Road to 40<sup>th</sup> and Yankee Hill Road, and
- 3) Change the land use plan to designate property on the northwest of the corner of 27<sup>th</sup> and Yankee Hill Road as commercial.

The northeast corner of 27<sup>th</sup> and Yankee Hill Road already has approximately 35 acres of B-2 commercial and O-3 office zoning and a use permit for approximately 325,000 SF of predominately retail uses. The northwest corner of 27<sup>th</sup> and Yankee Hill Road has an apartment complex under construction and approximately 16 acres of vacant land that are designated for urban residential uses that is proposed for commercial use in this application. Property further to the west and north are under development with single family uses as part of the Stone Ridge subdivision.

The applicant is working on a draft site plan for the property northeast and northwest corners of 27<sup>th</sup> and Yankee Hill Road. The northwest property is proposed for a grocery store and retail uses. The northeast corner would include a auto dealer and retail uses.

The northwest corner of 40<sup>th</sup> and Yankee Hill Road is also zoned B-2 and O-3, but does not yet have a use permit. The majority of this report covers the applicant's property at 27<sup>th</sup> and Yankee Hill Road.

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Comprehensive Plan Implications

On page F 40 of the Plan it states: “For the purpose of the Comprehensive Plan, Commerce Centers have been divided into three separate size categories. The size differences reflect the differing impacts that the centers have on adjacent land uses and the public infrastructure. The three categories of Commerce Centers are:

- 1 - Regional Centers (R)
- 2 - Community Centers (C)
- 3 - Neighborhood Centers (N)”

In terms of size,

Regional Centers are over 1 million square feet in size.

Community Centers “may vary in size from 300,000 to nearly a million square feet of commercial space. Typically, new Community Centers will range from 300,000 to 500,000 square feet.” (Page F 45)

Neighborhood Centers typically range in size from 150,000 to 250,000 square feet of commercial space. Existing centers may vary in size from 50,000 to 300,000 square feet. (Page F 46)

In South Lincoln, in the area from 14<sup>th</sup> to 40<sup>th</sup> Street, generally south of Pine Lake Road, the Plan designates the following centers:

- 1) A Neighborhood Center on northeast corner of 27<sup>th</sup> and Yankee Hill Road
- 2) A Neighborhood Center to the southeast of 27<sup>th</sup> and Yankee Hill Road
- 3) A Community Center on the northwest corner of 40<sup>th</sup> and Yankee Hill Road
- 4) A Community Center ½ mile south of Yankee Hill Road on S. 40<sup>th</sup> Street

The northwest corner of 27<sup>th</sup> and Yankee Hill Road is designated for future urban residential use. In addition, a Regional Center is designated at 27<sup>th</sup> and Pine Lake Road (South Ridge/ SouthPointe Pavilions). The intersection of 14<sup>th</sup> and Yankee Hill Road has a Community Center on the northeast corner and a Neighborhood Center on the southeast.

There are two separate, but related, Comprehensive Plan amendments at 27<sup>th</sup> and Yankee Hill Road:

Amendment #03014 North Side of S. 27<sup>th</sup> and Yankee Hill Road by Kent Seacrest on behalf of Ridge Development Company and Southview Inc.

Amendment #03015 South Side of S. 27<sup>th</sup> and Yankee Hill Road by J. Michael Rierden on behalf of Lincoln Federal Savings Bank to move the Community Center commercial designation from 40<sup>th</sup> and ½ mile north of Rokeby Road to 27<sup>th</sup> and Yankee Hill Road and move the Neighborhood Center

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designation from 27<sup>th</sup> and Yankee Hill Road to 40<sup>th</sup> Street, ½ mile north of Rokeby Road.

Potentially, these two amendments could be complimentary, and lead to development of an integrated commercial center, though they are being developed by different developers.

Many of the details of how this proposed amendment may or may not conform to the Comprehensive Plan are dependent upon specific site plans for all three corners of this intersection. As stated in the Comprehensive Plan, a new Community Center should have approximately 300,000 to 500,000 square feet. The Plan offers an incentive for projects to develop with more square feet, if certain incentive criteria are met.

Currently, draft site plans for these two amendments total approximately 800,000 sq. ft. Presently the draft site plans for the northeast and northwest corners have not yet met the incentive criteria to develop with additional square feet. Specifically these plans:

*The center shall be located in a neighborhood with greater residential density, than is typical for a suburban area, and the center itself contains higher density residential uses (density above fifteen dwelling units per acre) integrated within the development. This criteria is mandatory for any center proposing to utilize the incentive.*

On the northeast corner the Stone Ridge apartment buildings are under construction with approximately 6.1 dwelling units per acre (120 units on 19.8 acres). The apartment density is lower because this project includes a large detention pond. Without the pond, the density may be closer to 12 units per acre. Single family attached units are proposed to the east with approximately 8.6 dwelling units per acre. The Lincoln Housing Authority owns land further to the east for multi-family development as well. Additional townhome development west of 27<sup>th</sup> Street in the Stone Ridge subdivision, immediately north of the expanded commercial area is also under consideration.

*Provide a significant mix of uses, including office, service, retail, residential and open space — far more than typical single use centers. Multi-story buildings are encouraged.*

The proposal includes less than 10% of the floor area in office use. There is not any open space, other than yards in setbacks. No multi-story buildings are proposed.

*Integrate some light industrial or manufacturing uses within the center (does not apply to neighborhood centers).*

No industrial uses are included in the center.

*Provide public amenities such as recreational facilities, significant open space, plazas, public squares and other types of public facilities or meeting areas.*

No public facilities, other than a bike trail along Yankee Hill Road are proposed.

*Are supported by a street network with significant traffic capacity in the future, rather than on streets that already have significant commercial development.*

Several locations along S. 27<sup>th</sup> Street are projected to be at or over capacity as the Plan is built out. Particularly, S. 27<sup>th</sup> and Old Cheney Road has significant capacity issues in the long term. Yankee Hill Road does have some capacity in the long term. However, the northeast corner is already approved for approximately 325,000 SF of primarily retail space. The traffic impact appears to be similar to the already approved plan compared to the revised plans for the northeast corner together with the northwest corner are only 350,000 SF. The Public Works and Utilities Department states that a traffic impact analysis will be needed to review the impact.

*Provide for even greater pedestrian orientation in their layout, physical arrangement of buildings and parking —buildings shall be oriented to pedestrians.*

The primary pedestrian corridor will be Grainger Parkway and S. 30<sup>th</sup> Street. The proposed plan orients some buildings to Grainger Parkway. However, S. 30<sup>th</sup> Street has intensive commercial uses which are not conducive to a pedestrian environment.

*Provide for transit opportunities in the center design.*

Grainger Parkway and S. 30<sup>th</sup> provide an opportunity for bus service to circulate through the area. However, a transit stop and greater density to support transit are not apparent.

### Conclusion

As of this writing, the applicant had not yet provided a site plan for the northeast and northwest of 27<sup>th</sup> and Yankee Hill Road that meets the incentive criteria of the Comprehensive Plan. While the commercial area will expand, the applicant is not proposing to significantly expand the amount of floor area, which will only increase from approximately 325,000 to 350,000 SF over both locations.

It appears that the site plan could be altered to meet the incentive criteria to permit the expanded commercial area. Issues such as the addition of office space, appropriate transitions, extensive buffers and landscaping, an integrated architectural design, pedestrian connections and orientation, and open space available to the public have not yet been adequately addressed. The applicant may be slightly under the incentive criteria for residential density. However, much of the adjacent site is already developed. The neighborhood does include land for the Lincoln Housing Authority (LHA) to develop low and moderate income housing and a mix of housing types – which the Plan encourages -- and the density of the LHA future development is unknown.

When the specific site plan is formally submitted as part of a use permit it will be reviewed to

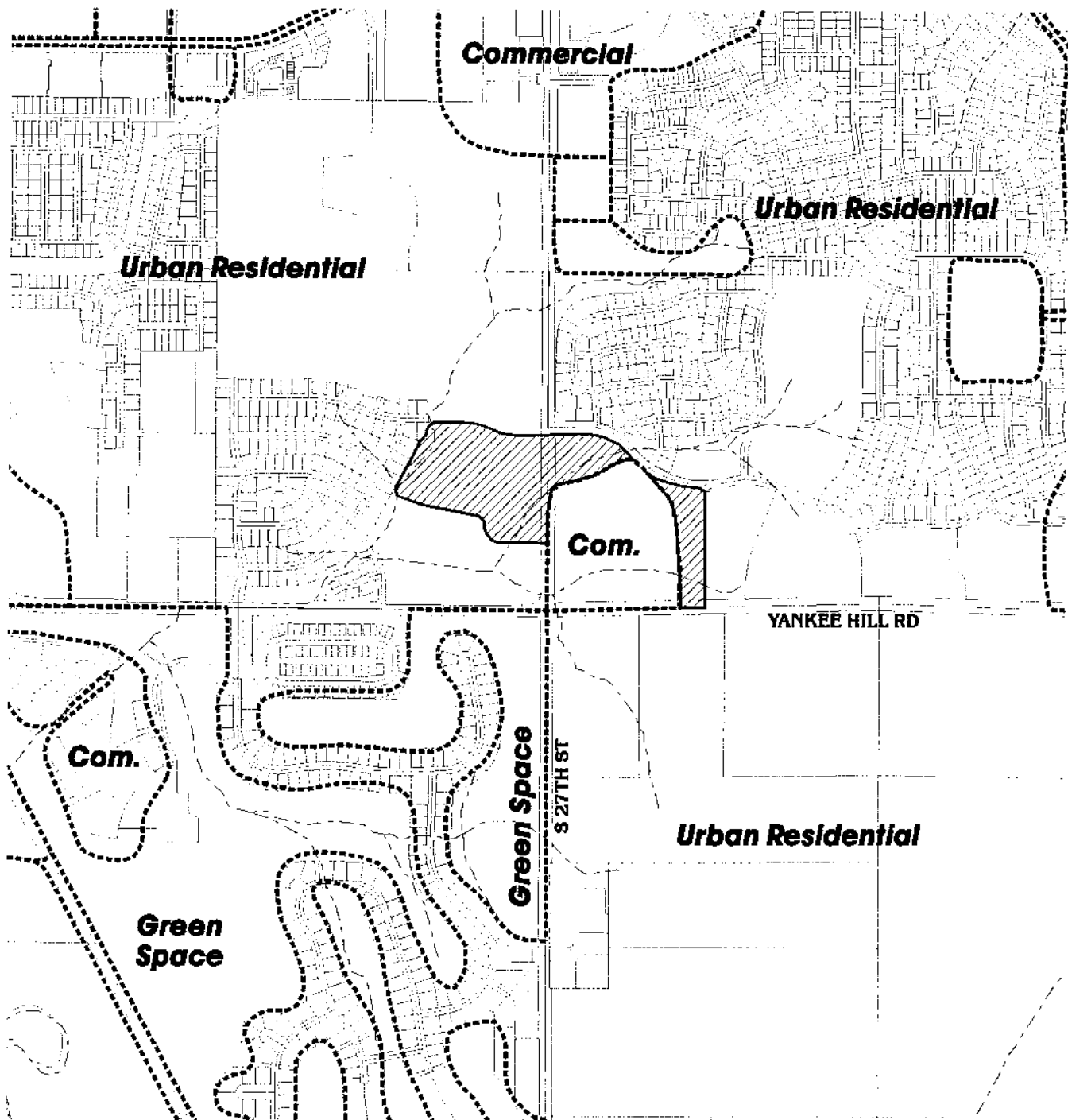
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determine that it meets the criteria of the plan. Once it meets the criteria, then the land northwest of 27<sup>th</sup> and Yankee Hill Road should be appropriate for commercial zoning. The Community Center designation is appropriate for the overall development of the property in this vicinity.

This amendment will also clarify that the northwest corner of 40<sup>th</sup> and Yankee Hill Road should develop as a Neighborhood Center, since the Community Center will be at 27<sup>th</sup> and Yankee Hill Road. The amendment will also clarify that the previously approved Wilderness Woods office park at 14<sup>th</sup> and Yankee Hill Road is a part of the Community Center at 14<sup>th</sup> and Yankee Hill Road. This office park was approved in 1998 as part of the Ridge Development and Southview Inc. project which included the commercial uses at 27<sup>th</sup> and Yankee Hill Road and 40<sup>th</sup> and Yankee Hill Road.

Amend the Comprehensive Plan as follows:

1. Amend the "Lincoln/Lancaster County Land Use Plan", figure on pages F 23 and F 25, to change the area from Urban Residential to Commercial land uses as shown on the attached plan.
2. Amend the "Existing and Proposed Commerce Centers" on Page F 41 as shown on the attached map to:
  - a. On the northeast corner of 27<sup>th</sup> and Yankee Hill Road delete the Neighborhood Center and instead designate a Community Center as "Unbuilt Approved Center (Site Specific)" for the intersection of 27<sup>th</sup> and Yankee Hill Road.
  - b. On the northwest corner of 40<sup>th</sup> and Yankee Hill Road, delete the Community Center and instead designate a Neighborhood Center as "Unbuilt Approved Center (Site Specific)".
  - c. To the southeast of 14<sup>th</sup> and Yankee Hill Road delete the Neighborhood Center and instead move the Community Center "Unbuilt Approved Center (Site Specific)" to cover both the northeast and southeast corners.
3. Amend the list of developing centers Community Centers on page F 46 as follows:
  - c ~~"S. 40<sup>th</sup> and Yankee Hill Road"~~
4. Amend the list of proposed locations of future Community Centers on page F 46 as follows:
  - c "S. 27<sup>th</sup> and Yankee Hill Road"



# Stone Ridge Land Use Plan

## Comprehensive Plan Proposed Amendment #14

----- Land Use Boundary

**Res** Land Use Category

PROPOSED LAND USE CHANGE:

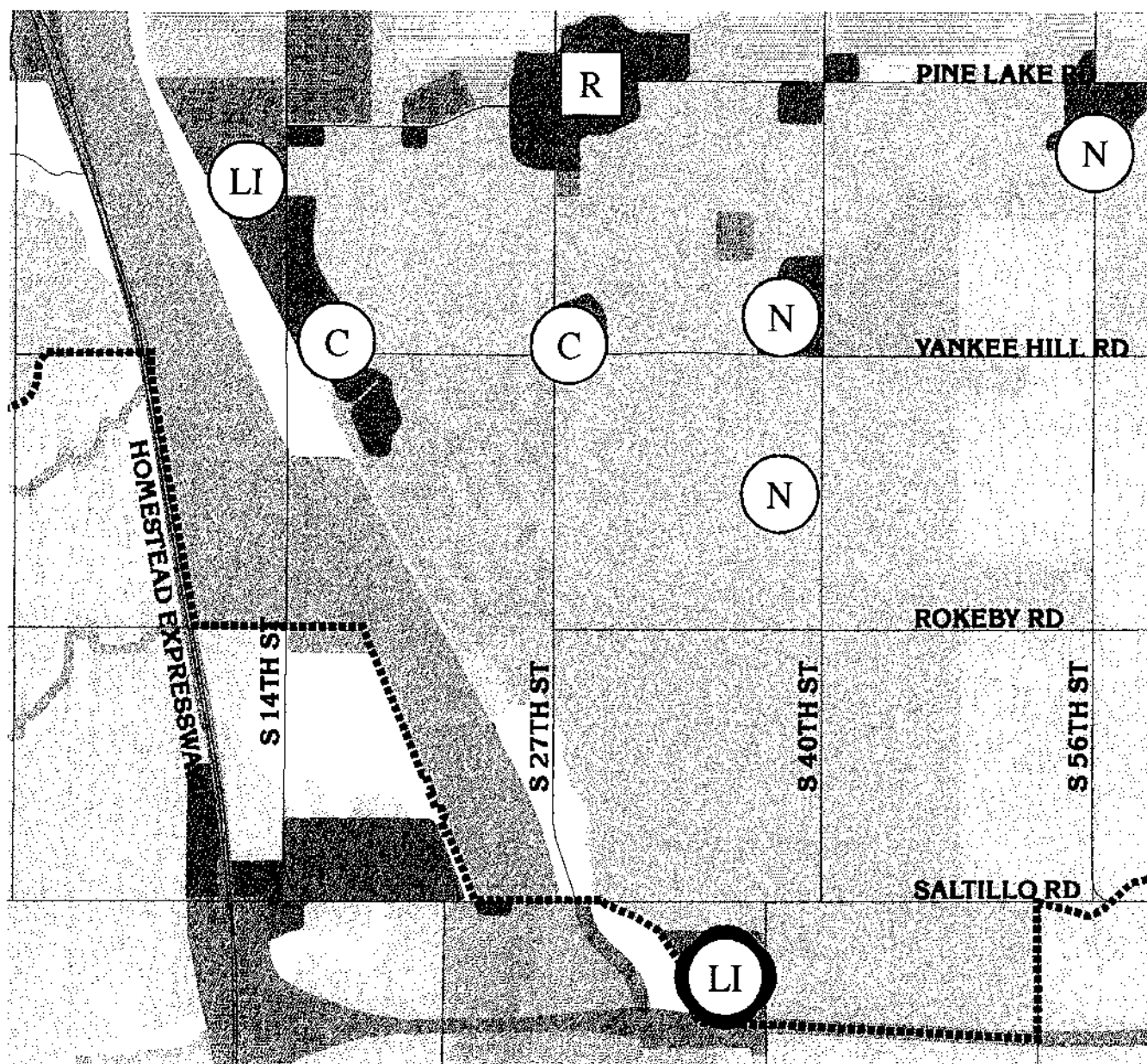
 From Urban Residential to Commercial



FEET

0 500 1000 1500





# S 27th / S 40th & Yankee Hill Area

## Comp Plan Proposed Amendment No 14 and 15

----- Future Service Limit



Existing Center



Unbuilt Approved Center  
Site Specific



New Proposed Center  
Not Site Specific

R Regional

N Neighborhood

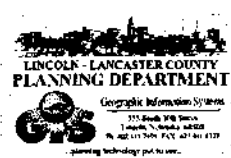
C Community

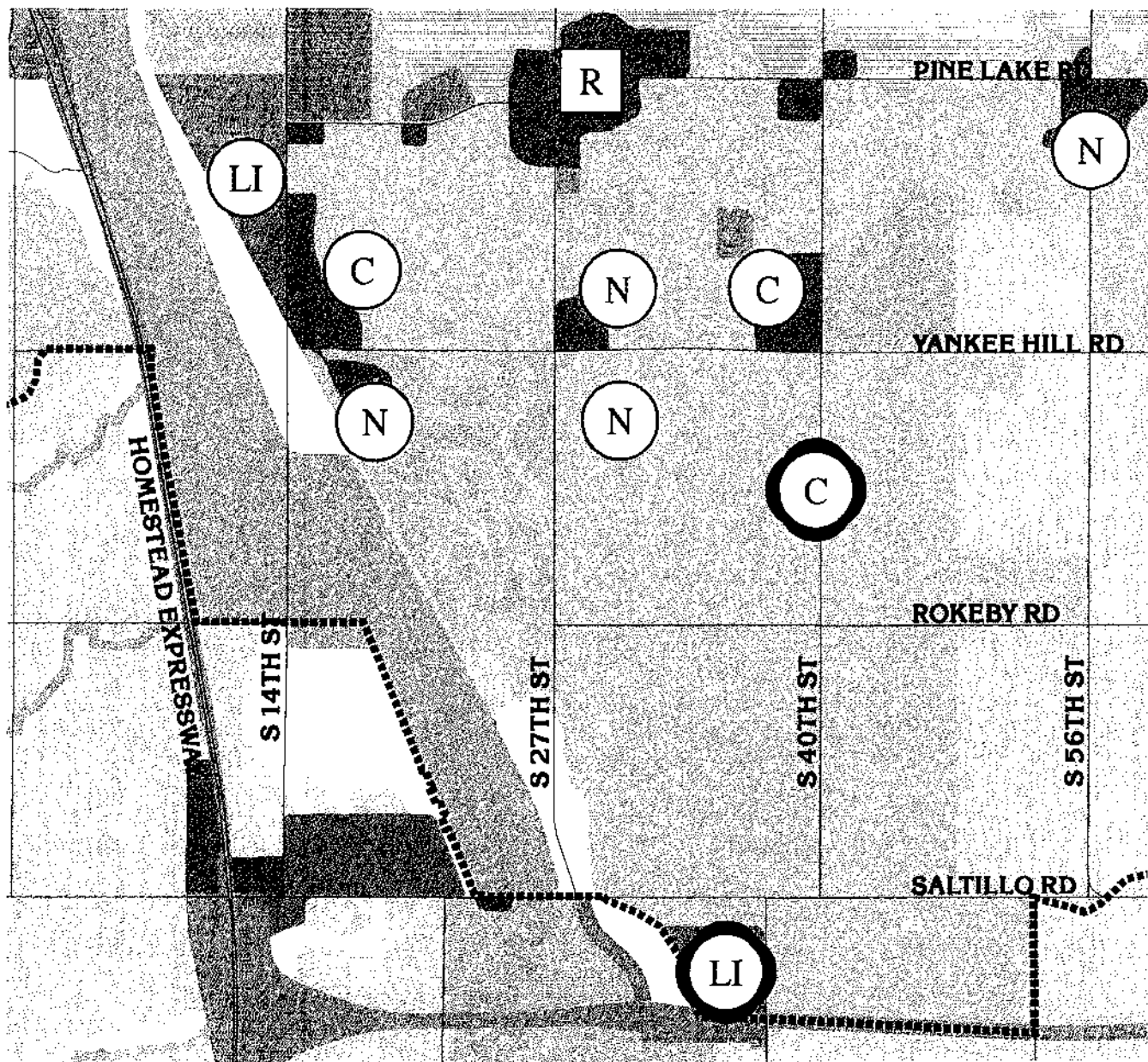
LI Light Industry



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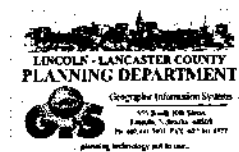




# Commercial Centers

As Shown in the Approved Comprehensive Plan

- Future Service Limit
- R Existing Center
- C Unbuilt Approved Center Site Specific
- C New Proposed Center Not Site Specific





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February 21, 2003

Marvin Krout  
Planning Director  
County-City Building  
555 South 10<sup>th</sup>  
Lincoln, NE 68508

RE: Proposed Comprehensive Plan Amendment: Northwest of S. 27<sup>th</sup> Street and Yankee Hill Road; Northeast corner of S. 27<sup>th</sup> Street and Yankee Hill Road; and Northwest corner of S. 40<sup>th</sup> Street and Yankee Hill Road

Dear Marvin:

Our law firm represents Ridge Development Company ("Ridge") and Southview, Inc. ("Southview"), the owners of the following tracts of property:

(i) NW Tract: a 16 acre tract (approximately 10,000 square feet of buildings per acre) located northwest of the S. 27<sup>th</sup> Street and Yankee Hill Road intersection. This tract does not abut the S. 27<sup>th</sup> Street and Yankee Hill Road intersection and its major road entrance is approximately one-fourth mile north of the intersection at Grainger Parkway. See enclosed legal description.

(ii) NE Tract: a 35 acre tract (approximately 10,000 square feet of buildings per acre) located on the northeast corner of S. 27<sup>th</sup> Street and Yankee Hill Road. This tract is presently zoned O-3 on the north and the balance of the site is zoned B-2. See enclosed legal description.

(iii) 40<sup>th</sup> St. Tract: a 25 acre tract (approximately 10,000 square feet of buildings per acre) located on the northwest corner of S. 40<sup>th</sup> Street and Yankee Hill Road. This tract is presently zoned B-2. See enclosed legal description.

**Answer 1:** On behalf of Ridge and Southview, we hereby request that the City of Lincoln-Lancaster County Comprehensive Plan be amended as follows:

- Amend Lincoln/Lancaster County Land Use Plan (F-23) and Lincoln Area Detail from Lincoln/Lancaster County Land Use Plan (F-25) to show the NW Tract as Commercial as shown on Exhibit "A".
- Amend the Existing and Proposed Commerce Centers (F-41) map to show the NW Tract and the NE Tract collectively as "C"--Community Center.

- Amend the Existing and Proposed Commerce Centers (F-41) map to show the 40<sup>th</sup> St. Tract as "N"--Neighborhood Center.

**Answer 2:** The Comprehensive Plan currently shows the NW Tract as residential, the NE Tract as commercial with a Neighborhood Center designation, and the 40<sup>th</sup> St. Tract as commercial with a Community Center designation. The new amendment would transfer the (i) Neighborhood Center designation from the NE Tract to the 40<sup>th</sup> St. Tract, and (ii) Community Center designation from the 40<sup>th</sup> St. Tract to both the NW Tract and the NE Tract.

Together, the NW Tract and NE Tract would comprise approximately 51 acres and comprise a half million building square feet size which complies with the Comprehensive Plan's size range for a Community Center. The NW Tract and NE Tract together meet the Comprehensive Plan's Commercial Center size, description and market area requirements.

While the suggested Comprehensive Plan Community Center spacing is not achieved with this proposal, there is sound public policy to allow an exception to the guideline in this case. The Comprehensive Plan does not specifically identify locations for future auto dealerships. This important market sector does not follow a dispersed land use location pattern like most retail land uses, but prefers the cluster/corridor location pattern. The Lincoln auto and truck market historically sited along the 48<sup>th</sup> Street corridor, has recently moved and identified both N. 27<sup>th</sup> Street near I-80 and S. 27<sup>th</sup> Street between Pine Lake Road and Yankee Hill Road as the key new market corridors.

The NE Tract would include the auto and truck sales market for the south Lincoln region. This tract would be buffered with office on the north and the balance buffered with siting techniques, landscaping and elevation changes. The NW Tract would not be developed at the corner of two arterial streets, but is spaced approximately one-fourth mile away. The NW Tract would be buffered by apartments on the south, major drainage way and single family residential on the west and Grainger Parkway and town homes, patio homes or single family homes on north.

The 40<sup>th</sup> St. Tract meets the Neighborhood Center size, description, market area, and center spacing. This tract is already zoned B-2 Planned Neighborhood Business District. It would be our understanding that this new Neighborhood Center designation would not alter the size and location of the B-2 zoning, nor would it impact the 0-3 Office Park District zone and buffer located to the north of the 40<sup>th</sup> St. Tract .

**Answer 3:** For the anticipated impacts and mitigation measures, see Answer 2 above. Designation of the 40<sup>th</sup> St. Tract as the Neighborhood Center will provide needed neighborhood services and consumer choices to the abutting sections. Designation of the NE Tract and NW Tract as a Community Center will provide a planned auto/truck sales and service area, and related commercial uses, to South Lincoln. All three Tracts' development via a use permit/special permit will insure proper site review to minimize impacts to surrounding neighbors and provide an overall net benefit to the area.

**Answer 4:** We believe our Comprehensive Plan Amendments are consistent with the Guiding Principles From the Comprehensive Plan Vision, Guiding Principles for the Urban Environment, Priority Area Plan for Tier 1, Summary of Comprehensive Plan Assumptions, Commercial Growth Component, General Principles for All Commercial & Industrial Uses, Industrial Centers, Commerce Centers, Community Center (C), Neighborhood Centers (N), Environmental Resources, Residential, Utilities, Mobility & Transportation, and Financial Resources.

See Answer 2 for additional reasoning. We believe the swapping of the Community Center designation and the Neighborhood Center Designation keeps the Comprehensive Plan in tact and in balance. The designation of this area for the Lincoln auto and truck market along S. 27<sup>th</sup> Street will finally allow the community to meet this important land use need.

**Answer 5:** We will hold a neighborhood meeting with the affected property owners prior to the Planning Commission's public hearing on these proposed Comprehensive Plan Amendments. As part of the neighborhood outreach effort we will also be reviewing with them the following proposed submittals:

- A rezoning application for B-2 zoning and B-2 use permit for the NW Tract
- A rezoning application for O-3 and H-4 for the NE Tract, with a special permit for a "planned service commercial development" to permit car dealerships and related planned commercial land uses.
- A traffic study for both the NW Tract and NE Tract.

We look forward to discussing this request with you as a new amendment to the Comprehensive Plan.

Yours very truly,



KENT SEACREST  
For the Firm

Enclosure

cc: Mayor Don Wesley  
Council Member Jonathan Cook  
Ridge Development Company  
Southview, Inc.  
Jerry Williamson  
Jim Williamson



Commercial

Residential

27th Street

Yankee Hill Road